074.0	0005	0013.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,039,700 / 1,039,700
					USE VALUE:	1,039,700 / 1,039,700
					ASSESSED:	1,039,700 / 1,039,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOBAYASHI KAZUMI--ETAL
Owner 2:	MARCHIONNI MARK A
Owner 3:	
Street 1:	24 TWIN CIRCLE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,790 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Vinyl Exterior and 2774 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8790.000	561,100		478,600	1,039,700
Total Card	0.202	561,100		478,600	1,039,700
Total Parcel	0.202	561,100		478,600	1,039,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.75 | /Parcel: 374.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	46952
GIS Ref	
GIS Ref	
Insp Date	10/11/18

!6219!

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0005-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	561,100	0	8,790.	478,600	1,039,700	1,039,700	Year End Roll	12/18/2019
2019	101	FV	419,100	0	8,790.	485,400	904,500	904,500	Year End Roll	1/3/2019
2018	101	FV	423,600	0	8,790.	362,400	786,000	786,000	Year End Roll	12/20/2017
2017	101	FV	423,600	0	8,790.	328,200	751,800	751,800	Year End Roll	1/3/2017
2016	101	FV	423,600	0	8,790.	314,500	738,100	738,100	Year End	1/4/2016
2015	101	FV	406,900	0	8,790.	266,600	673,500	673,500	Year End Roll	12/11/2014
2014	101	FV	406,900	0	8,790.	253,000	659,900	659,900	Year End Roll	12/16/2013
2013	101	FV	406,900	0	8,790.	240,700	647,600	647,600		12/13/2012

PRINT

Date	Time
12/10/20	21:01:15

LAST REV

Date	Time
10/16/18	09:51:49
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6219

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20632-238		6/1/1990		244,000	No	No		Y

USER DEFINED

Prior Id # 1:	46952
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2011	47	Porch	8,000					FRONT PORCH ROOF
10/29/2010	2221	New Wind	2,800					REPL 2 WINDOWS
5/7/2008	448	Manual	26,420			G9	GR FY09	split drway build
5/7/2004	339	Addition	170,000	C		G6	GR FY06	18X24 1STY & 21X22
5/26/1997	282		3,350					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Meas/Inspect	CC	Chris C
12/4/2008	Meas/Inspect	372	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
3/14/2005	Permit Visit	BR	B Rossignol
11/19/1999	Inspected	267	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
7/29/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8790		Sq. Ft.	Site		0	70.	0.78	5									478,593						478,600	

Total AC/HA: 0.20179 | Total SF/SM: 8790 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 478,593 | Spl Credit | Total: 478,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06932902
Const Adj.:	0.99890995
Adj $ / SQ:	133.520
Other Features:	107500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588191
Depreciation:	27057
Depreciated Total:	561134

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

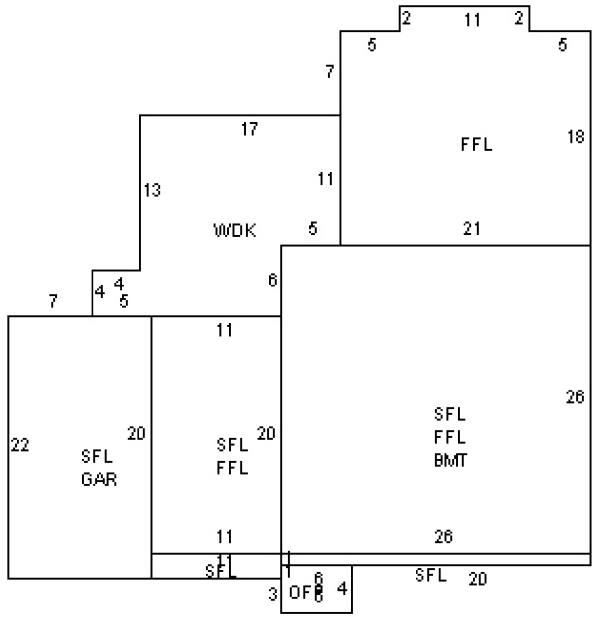
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	161.56
Special Features:	0	Val/Su Net:	149.91
Final Total:	561100	Val/Su SzAd	224.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,296	133.520	173,042
SFL	Second Floor	1,208	133.520	161,293
BMT	Basement	676	50.470	34,118
WDK	Deck	275	9.630	2,647
GAR	Garage	264	24.440	6,453
OFP	Open Porch	24	43.950	1,055

Net Sketched Area:	3,743	Total:	378,608
Size Ad	2504	Gross Are	3743	FinArea	2774
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2000	0.00	T	15.2	101						

PARCEL ID

074.0-0005-0013.A

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	